



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: June 21, 2017

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- PLANNER:** Kirt A. Coury, Contract Planner *KC*
- SUBJECT:** **Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio** a request for exterior changes to demolish a portion of a commercial building and construct an outdoor patio at the rear facing the alley.
- LOCATION:** 120 South El Camino Real
- ZONING/GP:** Zoning: Mixed Use with Architectural and Central Business Overlays (MU 3.0-CB-A).
General Plan: Mixed Use with Architectural and Pedestrian Overlays (MU 3.0-A-P).

BACKGROUND:

- The applicant proposes exterior changes to the rear of a two-story building located in the Downtown area. See Figure 1, below, that shows the rear elevation and project area.
- The building has an Art Deco architectural style with a hint of Mission style, which were both popular styles in the early 20th century.

Figure 1: Existing Site Conditions At Rear of Building



- Surrounding land uses include retail, office, and restaurant uses. There is an abutting historic property located at 204 South El Camino Real, across from Avenida Granada.
- The applicant proposes to demolish a storage/office portion of the building and construct a 254 square foot outdoor patio facing the rear alley using the existing footing. The outdoor patio area is proposed to provide an area for employee use.
- Zoning Ordinance Section 17.16.100(2)(b) identifies that a Minor Cultural Heritage Permit (MCHP) is required to modify the exterior of a nonresidential structure within the Architectural Overlay.
- The Architectural Overlay requires new and renovated buildings to have Spanish Colonial Revival architecture (SCR) consistent with the City's Design Guidelines. Since minor changes are proposed, it is impractical and not required to convert the building's architecture. This is reflected in the Zoning Ordinance that states "*In cases where only minor modifications are proposed, the goals shall be...to improve the architectural quality of the building...and to include Spanish Colonial Revival elements, where practical.*"
- The Design Guidelines (Section II.C. Architectural Character) encourage buildings to take advantage of topography, climate and view, with exterior patios, arcades, courtyards and balconies used for outdoor living. The proposed patio cover creates and outdoor space and follows the basic principles of Spanish Colonial Revival architecture by using traditional materials consistent with Design Guidelines.
- The Design Guidelines (Section III.A1.3.a) identify that Pedestrian Districts should offer continuous pedestrian activity and interest in an uninterrupted sequence. The proposed patio cover provides continuous visual interest and enhanced pedestrian activity between alleys, parking lots, and Downtown businesses on adjacent streets. The proposed outdoor area will create interest and improve the pedestrian experience along the alley.
- The Design Review Subcommittee (DRSC) reviewed the project on May 10, and May 17, 2017 and recommended approval.
- Staff has determined the proposed outdoor patio meets the required findings for MCHP approval because:
 - The exterior changes improve the appearance of the site with materials consistent with City Design Guidelines for the Architectural Overlay.
 - The patio cover retains the height of the storage/office portion of the building structure, which is significantly lower than the maximum height of the commercial building facing Avenida Granada. Two-story buildings surround the subject site and are permitted in the MU 3.0 zone.
 - The project is not anticipated to have negative massing impacts on the abutting historic resource because, 1) the proposed patio cover is mostly screened from the historic structure, behind the commercial building on-site, and 2) the proposed design and materials improve the appearance of the building consistent with Design Guidelines for Spanish Colonial Revival architecture.
 - The patio cover incorporates relief and articulation to the building surface.
 - An outdoor space for pedestrian use is being created fronting the alley, which is encouraged by the Downtown Paseo Plan.

- The project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1), and Section 15303 (Class 3). These exemptions apply to existing facilities and the conversion of a small structure. The request meets this criteria because the project involves minor exterior changes to an existing building.
- At the time of completion of this staff report, no public input has been received.

RECOMMENDATION

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Zoning Administrator:

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: New Small Structures); and
2. Adopt Resolution ZA 17-021, approving MCHP 16-372, Pacific Building Patio, subject to the attached Resolution, and Conditions of Approval.

Attachments:

1. Resolution # ZA 17-021
Exhibit A - Conditions of Approval
2. Location Map
3. DRSC Staff Report and Minutes Dated May 10, and May 17, 2017
4. Project Building/Site Area Photographs
Plans

RESOLUTION NO. ZA 17-021

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY
OF SAN CLEMENTE, CALIFORNIA, TO APPROVE MINOR CULTURAL HERITAGE
PERMIT 16-372, PACIFIC BUILDING PATIO, A REQUEST TO ALLOW EXTERIOR
CHANGES, INCLUDING THE CONSTRUCTION OF AN OUTDOOR PATIO COVER
AND AREA ON THE REAR OF A COMMERCIAL BUILDING LOCATED AT 120
SOUTH EL CAMINO REAL**

WHEREAS, on October 12, 2016 an application was submitted by Mario Borunda, and deemed complete on April 13, 2017, to allow exterior changes, including the construction of an outdoor patio cover and area on the rear of an existing commercial building located at 120 South El Camino Real, San Clemente, CA 92672, with a legal description being Lots 2 and a portion of Lot 3, of Block 5, of Tract 779, Assessor's Parcel Number 058-081-21; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Zoning Administrator determine this project categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1), and Section 15303 (Class 3). These exemptions apply to licensing and permitting of existing facilities and accessory uses at an existing building with no or negligible expansion of use. The request meets this criteria because the project involves minor exterior changes to an existing building, and

WHEREAS, on October 20, 2016, the City's Development Management Team reviewed the application for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on May 10, and May 24, 2017, the Design Review Subcommittee held a public meeting and the Subcommittee ultimately supported the outdoor patio;

WHEREAS, on June 21, 2017 the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City Staff, and other interested parties.

NOW, THEREFORE, the Zoning Administrator of the City of San Clemente hereby resolves as follows:

Section 1. CEQA Exemption. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: New Small Structures).

The Class 1 exemptions specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving

negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption covers, but is not limited to, interior or exterior alterations, additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. Class 3 exemptions apply to the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. Here, the proposed project involves minor exterior changes to an existing building, the conversion of an existing office/storage space to an outdoor patio for employee use, which is a minor modification of the existing structure that does not increase the floor area of the building. Thus, the project qualifies for the Class 1 and Class 3 exemptions.

Furthermore, none of the exceptions to the use of the Class 1 and Class 3 categorical exemptions identified in State CEQA Guidelines Section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed use is consistent with General Plan policies and Zoning regulations, which were studied and addressed in the General Plan EIR. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The site is developed. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. The project is not anticipated to have negative massing impacts on the abutting historic resource because the proposed patio cover is mostly screened from the historic structure, behind the commercial building on-site. Thus, the Class 1 exemption applies, and no further environmental review is required.

Section 2: With regard to the Minor Cultural Heritage Permit (MCHP) 16-372, the Zoning Administrator finds as follows:

- A. The design and architectural treatment of the project complies with the San Clemente General Plan, in that the outdoor patio area is defined by wrought iron railing and incorporates trellis, beams and headers, defining the outdoor open patio area. The project supports General Plan Urban Design Policy UD-5.01, Outdoor Spaces; *...“for mixed use and commercial development, we required integration of outdoor spaces into the architecture and site designs by encouraging the use of courtyards, patios, paseos, plazas, and other outdoor spaces enclosed by architectural or landscape elements...”*
- B. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, color, and the City's Design Guidelines. The project further supports General Plan Urban Design Policy UD-5.10, Scale and Massing: *“We require that the scale and massing of a development be compatible with its surroundings...”* The proposed patio cover retains the maximum height of a building area being replaced, which is significantly lower than the height of the existing commercial building. Two-story buildings surround the subject site and are permitted in the MU 3.0 zone.

- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the project incorporates colors and materials per "basic principles of Spanish Colonial Revival (SCR) architecture" in Section II.C.2;
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
 - 1. The exterior changes are consistent with recommended materials and design in the City Design Guidelines for Architectural Overlay district;
 - 2. The project is consistent with Urban Design Policy UD-3.01. Land Use Decisions: "*We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests*", in that the project improves the aesthetic condition of the property and neighborhood with colors and materials encouraged by the City's Design Guidelines; and
 - 3. The project complies with development standards.
- E. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity, in that the development must comply with all code requirements including but not limited to Fire Code, California Building Code, and the San Clemente Municipal Code.
- F. The proposed project is a minor remodel and it is not practical or desirable, in this particular case, to attempt conversion to a full Spanish Colonial Revival style. The proposed changes, however, improve the quality and architectural integrity of the proposed project, and follow basic principles of Spanish Colonial Revival style by using traditional materials.

Section 3: Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Minor Cultural Heritage Permit 16-372, Pacific Building Patio, subject to the above Findings, and the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of San Clemente on June 21, 2017.

SAN CLEMENTE ZONING ADMINISTRATOR

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL*
MINOR CULTURAL HERITAGE PERMIT 16-372
PACIFIC BUILDING PATIO

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive]* (PIng.)_____

2. Thirty days after project approval, the owner or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect unless such written consent is submitted to the City. *[Citation – City Attorney Legal Directive]* (PIng.)_____

3. MCHP 17-069 shall become null and void if the use is not commenced within two (2) years from the date of the approval thereof. Since the use does not require the issuance of a building permit, the use shall not be deemed to have commenced until the date the use becomes operational. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)_____

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4. The owner or designee shall have the right to request an extension of MCHP 16-372 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in compliance with section 17.12.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)_____
5. The outdoor patio area is intended for employees of the commercial building located at 120 South El Camino Real. The owner or designee of the building shall post a sign on or near the patio cover area to identify that it is designated for employee use only. ■■ (PIng.) _____
6. Hours of operation or use of the outdoor patio area shall be consistent with the hours of operation of the business within the building. It has been identified that hours of operation for existing uses is generally between the hours of 7:00am and 9:00pm daily. If it is found that the permitted hours of operation are not appropriate to mitigate impacts on neighboring properties, at the discretion of the Police Department or Code Compliance, the permitted hours of operation may be revised. ■■ (PIng.) _____
7. Prior to the Planning Department Final, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that all exterior lighting is designed, arranged, directed or shielded per the approved plans, and in such a manner as to contain direct illumination on site, thereby preventing excess illumination onto adjoining site(s) and/or street(s). *[Citation – Section 17.24.130 of the SCMC]* (PIng.)_____
8. The applicant shall utilize a black wrought iron railing to match traditional Spanish Colonial Revival Architecture Design Guidelines, as identified in the May 24, 2017 Design Review Subcommittee staff report. ■■(PIng.) _____
9. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____
10. Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____
11. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water

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Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. *[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]*

(Bldg.)_____

12. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc.. *[S.C.M.C – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, and 15.72]*
- (Bldg.)_____
13. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. *[S.C.M.C – Title 15 - Chapter 15.08, Title 17 – Chapter 17.24]*
- (Bldg.)_____
14. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. *[S.C.M.C – Title 15 - Chapter 15.08, Title 17 – Chapter 17.24]*
- (Bldg.)_____

- * All Conditions of Approval are standard, unless indicated as follows:
- Denotes modified standard Condition of Approval
 - ■ Denotes project specific Condition of Approval



LOCATION MAP

MCHP 16-372
120 South El Camino Real





Design Review Subcommittee (DRSC)

Meeting Date: May 10, 2017

PLANNER: Kirt A. Coury, Contract Planner

SUBJECT: **Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio**
a request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

BACKGROUND:

Project Description

The applicant proposes exterior changes to the rear of a two-story building located in the Downtown area at 120 South El Camino Real (Exhibit 1). The proposed change is to demolish the office addition and replace it with an outdoor patio for employees. The building is an Art Deco architectural style with a hint of Mission style, which were both popular styles in the early 20th century. Surrounding land uses include retail, office, and restaurant uses, and there is a historic property located at 204 South El Camino Real (Attachment 2). The applicant proposes to demolish a storage/office portion at the rear of the building and construct a 254 square foot outdoor patio facing the rear alley using the existing footing.

Exhibit 1: View of Rear Façade of Building



Why is DRSC Review Required?

A Minor Cultural Heritage Permit is required because the project is located in the Architectural Overlay and abuts a historic property. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood and review the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

ANALYSIS:

Development Standards

No expansion of the building footprint or height is proposed. The project is consistent with the applicable development standards. It should be noted that the patio cover will replace the storage/office portion of the building and will not increase in size or footprint. Also, the patio cover area will be for employees only, and is not designated for public use.

Table 1 details the project’s compliance with development standards.

Table 1- Development Standards

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>	<i>Complies with the Code</i>
<u>Setbacks</u> (Minimum)			
Interior Side	0'-0"	4'	Yes
Street Side	0'-0"	47'	Yes
Rear	0'-0"	0'-0"	Yes
<u>Height</u>	33 feet	12 feet	Yes

ANALYSIS:

Architecture

The project is located in the Architectural Overlay and requires a Spanish Colonial Revival design that must be compatible with the neighborhood. The proposed patio cover moves the building towards the required architectural style and improves the compatibility of the building with the neighborhood and adjacent historic resources. To achieve this, the applicant has incorporated traditional Spanish Colonial Revival materials such as wood trellis, and wrought iron railings. See the attached plans for elevations.

Design Guidelines

The CHP findings require the project comply with the Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline	Project Consistency
1. <u>D.G.II.B</u> : Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.	Consistent. The patio cover retains the height of the original storage structure, which is significantly lower than the height of the existing commercial building. Two-story buildings surround the subject site and are permitted in the MU 3.0 zone.
2. <u>D.G.II.C.3</u> : Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provided strong shadow and visual interest.	Consistent. The patio cover incorporates relief and articulation to the building surface.
3. <u>D.G.II.C.2</u> : Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture.	Consistent. The patio cover follows the basic principles of SCR architecture by using traditional materials.
4. <u>D.G.II.C.3.b</u> : Articulate building forms and elevations by dividing building mass into smaller-scale components.	Consistent. The addition of the patio cover adds articulation to the rear elevation.
5. <u>D.G.IV.E</u> : New development should preserve and be compatible with existing historic resources.	Consistent. The project is not anticipated to have negative massing impacts on the abutting historic resources as the basic footprint of the building remains the same. The patio cover improves the compatibility of the building with the adjacent historic resource by moving the building towards Spanish Colonial Revival architecture.

General Plan Consistency

Below are applicable General Plan policies that should be considered when reviewing the project. The project is consistent with related General Plan policies as shown in Table 3 below.

Table 3 – General Plan Policies

Policy	Project Consistency
<p>1. <u>UD-5.01</u>. Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.</p>	<p>Consistent. An outdoor space is being created fronting the alley.</p>
<p>2. <u>UD-5.05</u>. Architectural Overlay District. We require that new buildings and major building remodels in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and on portions of El Camino Real utilize Spanish Colonial Revival architecture, per the Architectural Overlay District and Design Guidelines.</p>	<p>Consistent. The project moves the building towards Spanish Colonial Revival architecture. The patio cover follows the basic principles of SCR architecture.</p>
<p>3. <u>UD-5.10</u>. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Consistent. The patio cover retains the height of the original storage structure, which is significantly lower than the height of the existing commercial building. Two-story buildings surround the subject site and are permitted in the MU 3.0 zone. Further, the addition of the patio cover adds articulation to the rear elevation.</p>
<p>5. Historic Preservation, Standards & Regulations Goal. Ensure the preservation, rehabilitation, restoration and adaptive reuse of buildings, sites, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente.</p>	<p>Consistent. The project is not anticipated to have negative massing impacts on the abutting historic resources as the basic footprint of the building remains the same. The patio cover improves the compatibility of the building with the adjacent historic resource by moving the building towards Spanish Colonial Revival architecture.</p>

RECOMMENDATIONS:

The architectural details demonstrated on the plans comply with the Zoning Ordinance and City Design Guidelines. Staff recommends the detail of the patio cover in terms of design and color match the elements of the trash enclosure located across the parking to the west. Staff recommends the roof of the patio cover be screened by the larger header beams as demonstrated on the trash enclosure (Exhibit 2). With incorporation of the recommendations, staff supports the overall design of the project. Staff seeks the DRSC's comments and welcomes any additional recommendations.

Exhibit 2: View of Trash Enclosure Detail Across from the Alley***Attachments:***

1. Location Map
2. DPR Form for 204 South El Camino Real

Plans

**CITY OF SAN CLEMENTE
MINUTES OF THE SPECIAL MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
May 10, 2017**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston and Zhen Wu

Staff Present: Contract Planner Kirt Coury, Associate Planner Cliff Jones

1. MINUTES

The minutes of the Design Review Subcommittee meeting of May 10, 2017 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio (Coury)

A request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

Contract Planner Kirt Coury summarized the staff report and recommendations.

Larry Culbertson, Historical Society, questioned whether Art Deco design should be considered on the rear patio as opposed to Spanish Colonial Revival.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Asked questions about the current use of the property, and the proposed use of the patio. Identified concerns about noise, lighting, hours of operation, and clarification if the patio area was for tenants only or for public use.
- Concern was raised about the historic value of the building as an Art Deco building and potential impacts of putting a Spanish Colonial Revival trellis on the back of the building. Staff indicated that they looked into incorporating Art Deco elements, however, the Art Deco architecture was not a prevalent feature of the rear of the building and an appropriate patio cover design that incorporated Art Deco architecture could not be found. Furthermore, the Spanish Colonial Revival trellis made sense at the back of the building as it meets City Design Guidelines for Spanish Colonial Revival architecture in the Architectural Overlay. Lastly, the attachment of

the trellis to the existing building would be minor and could be easily removed in the future with no significant impacts to the building.

- Expressed how the proposed patio would compliment the future alley beautification contemplated in the Downtown Paseo Plan, which includes improvements to lighting, landscaping, hardscape, etc.
- Concern was raised about the inconsistencies on the plans relating to framing, overhang, wrought iron and size of lumber proposed.
- Recommended eight inch by ten inch beams, six inch by six inch knee braces, and three inch by six inch trellis members.
- It was noted that the metal hand rail cannot be two inch by two inch metal. Metal rail must be solid wrought iron to match traditional look

The Subcommittee recommended the project return to the DRSC after the recommended modifications are incorporated.

Cultural Heritage Permit 16-434 / Minor Exception Permit 17-144, Silk Residence Addition (Jones)

A request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane.

Associate Planner Cliff Jones summarized the staff report and recommendations.

Larry Culbertson, Historical Society, expressed concerns regarding the massing of the addition and provided a letter to the Subcommittee that detailed his concerns.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Indicated that the Historic Property Preservation Agreement restoration condition of approval allows the consideration of an addition.
- Expressed support for the previous submittal, as shown in Exhibit 2 of the staff report, over the current submittal as shown in Exhibit 3.
- Indicated the previous submittal and related addition, as shown in Exhibit 2 of the staff report, does a better job of matching the horizontal orientation of the original resource.
- Suggested the applicant pursue the previous submittal, as shown in Exhibit 2 of the staff report, and to provide the current submittal plans, as shown in Exhibit 3, as an attachment for reference purposes.



Design Review Subcommittee (DRSC)

Meeting Date: May 24, 2017

PLANNER: Kirt A. Coury, Contract Planner *KC*

SUBJECT: Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio
a request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

BACKGROUND:

On May 10, 2017, the Design Review Subcommittee (DRSC) reviewed the project, and provided comments and recommendations to improve project consistency with the City's Design Guidelines. The draft minutes from the meeting are provided as Attachment 2. The project has been modified to address the DRSC comments and recommendations, as summarized in the Analysis section below.

Why is DRSC Review Required?

A Minor Cultural Heritage Permit is required because the project is located in the Architectural Overlay and abuts a historic property. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood and review the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

ANALYSIS:

The applicant's responses to the general project discussion and recommendations made at the initial DRSC hearing are summarized in Table 1 below.

Table 1 – DRSC Recommendations

Recommendation:	Applicant Response:
1. Make the plans consistent in terms of size of lumber shown on all sets: trellis, beams, header, etc.	Modified. Architectural plan sheets have been checked and revised to be consistent.

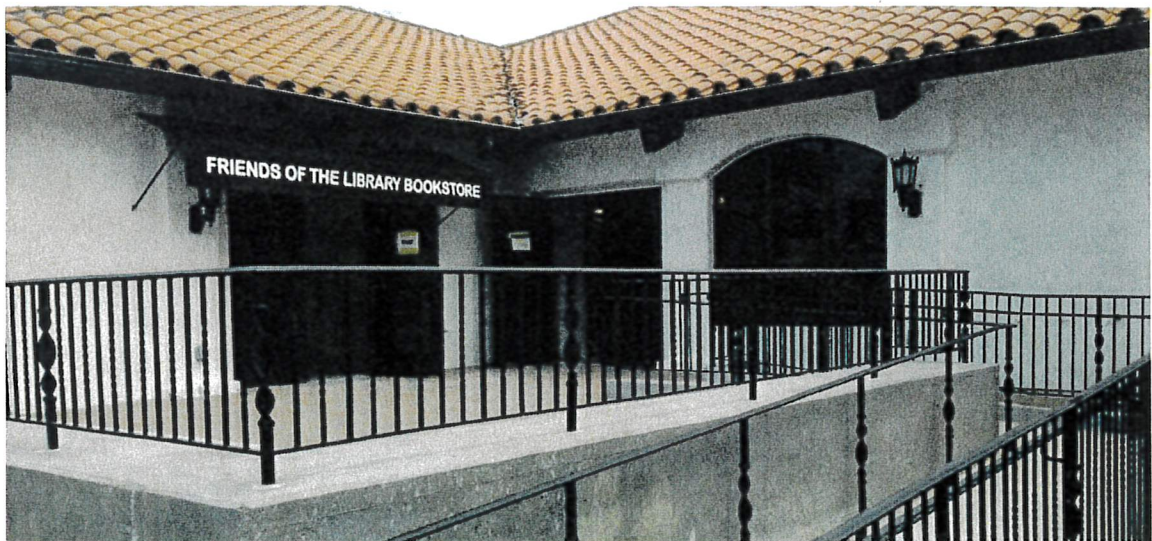
Recommendation:	Applicant Response:
2. Metal hand rail should not be two inch by two inch metal. Metal rail should be solid wrought iron to match traditional look.	No response provided.

RECOMMENDATIONS:

Staff supports the overall design of the project but does have the following recommendations to improve the architecture of the building and the project’s compliance with the Design Guidelines.

1. Revise the metal hand rail to a more traditional look. Staff recommends the applicant match the wrought iron detail used at the library in front of the “Friends of the Library”. Refer to Figure 1 below:

Figure 1 – Friends of the Library Wrought Iron Illustration



CONCLUSION

Staff seeks DRSC concurrence with the above recommendation and welcomes additional input. DRSC comments on the project’s design will help ensure the highest quality project.

Attachments:

1. Location Map
2. Draft DRSC Meeting Minutes – May 10, 2017 (excerpted)

3. DRSC Staff Report – May 10, 2017 (excerpted)
Plans

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
May 24, 2017**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston and Zhen Wu

Staff Present: Contract Planner Kirt Coury, Contract Planner Liane Schuller, City Planner Amber Gregg

1. MINUTES

The minutes of the Design Review Subcommittee meeting of May 10, 2017 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio (Coury)

A request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

Contract Planner Kirt Coury summarized the staff report and recommendations.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Questions about the current use of the property, and the proposed use of the patio. Commissioner Eggleston identified concerns about noise, lighting, hours of operation, and clarification if the patio area was for tenants only or for public use.
- Commissioner Wu expressed concern about the inconsistencies on the plans and stated that the site view was out of scale.
- It was noted that the lights on the back of the building should be put on a timer or motion sensor.

The Subcommittee recommended the project move forward to the Zoning Administrator

Cultural Heritage Permit 17-035 / Minor Exception Permit 17-096, Webber Residence #1 (Schuller)

Project Building/Site Area Photographs

View of Back of Building from Avenida Granada Looking East



View of Parking Lot Area at the Back of the Building off of Avenida Granada Looking North



View of Back of Building from Parking Lot Area West of the Building



View of Parking Lot and Building from Rear Alley Looking South

